



STATE BANK OF INDIA
Regional Manager
Regional Business Office
Region V,
8-804 ANAKATTA ROAD,
RANGANAYAKULA PETA,
NELLORE,
ANDHRA PRADESH 524 001

REQUIREMENT OF PREMISES

SBI invites offers for leasing of premises for shifting of its **MAGUNTA LAYOUT BRANCH, NELLORE** , SPSR NELLORE dist, AP. The premises should have about 1500-2500 Sq. ft. carpet area (carpet / Built up area) with good frontage, adequate parking space for vehicles with all amenities. Bank prefers ground floor premises.

Interested parties may download the proforma for Technical & Price bids from SBI website **<www.sbi.co.in>** under the head, **“Procurement News”** and submit the same in separate sealed covers superscribed **“Technical Bid”** and **“Price Bid”** with name and address of the tenderers on or before **3.00PM** hours. On **15.10.2019.**

Bank reserves the right to reject any/all offer(s) without assigning any reasons thereof. Submit the physical tender forms to the following address.

Assistant General Manager,
STATE BANK OF INDIA,
RBO 5, NELLORE.
Date: 30.09.2019

THE REGIONAL MANAGER,
STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE
REGION V
NELLORE – 524 001
Phone no : 0861 –2359801
Fax no : 0861- 2359803

Website: www.sbhyd.com/Tenders

REQUIREMENT OF ALTERNTE PREMISES TO OUR "MAGUNTA LAYOUT BRANCH, NELLORE, AT SPSR NELLORE DIST. ANDHRA PRADESH

Our Bank requires Premises on lease basis for our New MAGUNTA LAYOUT BRANCH at MAGUNTA LAYOUT, NELLORE, ANDHRA PRADESH, having rentable area of approximately **1500-2500 sq.ft in and around MAGUNTA LAYOUT, NELLORE , SPSR NELLORE DIST. ANDHRA PRADESH. Ground floor premises shall be preferred.** Tender forms and complete details can be obtained from Regional Office at the above address or downloaded from our Bank's website at www.sbi.co.in/e procurements

Willing Landlords/Owners of the premises may submit the completely filled tender documents in two separate sealed envelopes, superscribed "**Technical Bid MAGUNTA LAYOUT BRANCH, NELLORE** " and "**Financial Bid MAGUNTA LAYOUT BRANCH, NELLORE** ", to the REGIONAL MANAGER, State Bank of India, **Region – V, 8-804, ANAKATTA ROAD, RANGANAYAKULA PETA, NELLORE, AP 524 001** so as to reach latest by **3.00 PM on 15-10-2019.** Tenders will be opened at **4.00 PM on 15-10-2019** and for further details please contact

Tendes may be downloaded from the banks website and the same to be submitted by depositing in the Tender box provided in the office of :

REGIONAL MANAGER,
STATE BANK OF INDIA
REGIONAL BUSINESS OFFICE
**8-804, ANAKATTA RAOD,
RANGANAYAKULA PETA,
NELLORE, AP 524 001.**

Tenders proform should not be altered/ modified/changed as otherwise the your tenders stands rejected.



STATE BANK OF INDIA
Regional Manager
8-804,
ANAKATTA ROAD,
RANGANAYAKULA PETA,
NELLORE, AP 524 001

PREMISES REQUIRED ON LEASE

Offer of Premises for MAGUNTA LAYOUT BRANCH, NELLORE , SPSR NELLORE DIST, AP.

This tender consists of two parts viz. the Technical Bid (consisting terms and conditions) and the Price Bid. Separate Technical and Price Bids are to be submitted for each proposal using separate set of application in case of multiple offers. The Technical Bid and Price Bid for the proposal should be submitted in separate sealed envelopes and these two envelopes are to be placed in a single cover superscribing "Tender for leasing of premises to **MAGUNTA LAYOUT BRANCH, AT NELLORE.**"

TERMS & CONDITIONS:

1. The successful vendor should have clear & absolute title to the premises and furnish legal title report from the Bank's empanelled advocate at his own cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the Bank for the purpose format enclosed. The stamp duty and registration charges of the lease deed will be shared equally (50:50) by the lessor (s) and the Bank. As regards to increase in the rent payable, increase in rent if any shall be subject to a maximum ceiling of 25% depending upon increase for once in 5 years. Interest free deposit maximum to the extent of 3 months lease shall be paid by the Bank after lease agreement/ occupying the premises, which will be adjusted in the last 6 months rent of the lease period.
2. Tender document received by the Bank after due date and time i.e. **3.00 pm hours. on 15/10/2019** shall be rejected.
3. The lessors are requested to submit the tender documents in separate sealed envelopes superscribed on top of the envelope as "Technical Bid" or Price Bid" as the case may be duly filled in with relevant documents / information at the following address :
- 4) All columns of the tender documents must be duly filled in and no column should be left blank. All the pages of the tender documents are to be signed by the authorized signatory of the tenderer. All over-writings should be attested. Use of white ink should be avoided. The Bank reserves the right to reject the incomplete tenders.
- 5) In case the space in the tender document is found insufficient, the lessors may attach separate sheets.
- 6) There should not be any deviation in terms and conditions as have been stipulated in the tender documents.
- 7) The Technical Bid will be opened on **15/10/2019 at 4.00pm** hours in the presence of tenderers who choose to be present at the above mentioned office. All tenderers are advised in their own interest to be present on that date at the specified time.

- 8) The Bank reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- 9) Canvassing in any form will disqualify the tenderer. No brokerage will be paid to any broker.
- 10) The short-listed lessors will be informed by the Bank for arranging site inspection of the offered premises.
- 12) Income Tax and other Statutory clearances shall be obtained by the lessors at their own cost as and when required.
- 13) The preference will be given to the tenderers whose premises are ready with necessary infra-structure as per Bank's requirement.
- 14) The income tax and education cess as applicable will be deducted at the source while paying the rentals per month. The GST, if levied on rent paid by us, shall be reimbursed by the bank to the landlord on production of such payment of tax to the Govt. The lessors should have valid registration for the GST without which GST will not be reimbursed by the Bank. Municipal Tax on the property and Service charges if any, payable shall be borne by the lessor.
- 15) Rent will be paid on carpet area measurements as per IS code 3861 latest. The carpet area as per above mode will be physically measured jointly at the site at the time of taking possession for deciding the total rent payable.
- 16) The successful lessor should have a valid occupancy/ Completion certificate and approved plans with all clearances from the Local statutory bodies / BBMP/ Collector/ Town planning etc to occupy the Premises. The premises should have connected Electrical Load of min. 40 KVA and required additional electrical power load will also have to be arranged by the lessor at his / her cost from local power board. Landlord/Lessor has to arrange for the space for installation and running of Bank's generator within the compound and no rent shall be paid for the same.
- 17) The lessor should obtain the structural stability certificate from the licensed structural consultant and carry out the structural strengthening works as required.
- 18) The necessary permission/ NOC shall be given by lessor to the bank / their representing architects / consultants / contractor to commence the interior work. If warranted, terrace area should be made available for providing air conditioners and V-sat installations of the bank for getting inter-net/intra net connections without any extra rent.
- 19) The offered building should have banking hall, safe room, strong room, stationary room, record room, set of two toilets, toilets for CM cabin, e-lobby, dining hall, pantry/kitchen etc constructed in brick masonry walls and plastered and painted. The painting shall be with Birla white putty, primer and two coats of emulsion paint. Doors shall be teak/non-teak with 40mm thick flush doors for internal with painting, fixtures etc. Entrance door shall be rolling shutter and collapsible gate. Additional Collapsible gates shall also be fixed for two more room i.e safe room and strong room. All light /fan/ general circuit wiring, panel board, external wiring and lighting should be as per the banks plan suggested with suitable MCBs wherever required. Internal and External painting shall be using Birla white putty, primer and two coats of premier painting. Elevation should be as per banks suggested layout plan. All windows and ventilators shall be UPVC make, three track, of best quality like Fenista or standard brand. All grills for windows and ventilators shall be using 12mmx12mm sq bars spaced at 3" c/c vertically and horizontally.. Record room/stationary room shall be constructed with built in shelves in five tires from floor level to ceiling using polished cudapa flag stones spaced at 18" c/c. Flooring should be using vitrified tiles of

600x600x10mm thick best quality double charged of bank approved color shade/ company in the price range of Rs 60-70/ per sft including all taxes. The lessor will have to undertake construction of for internal modification for the various amenities /rooms/ toilets/vitrified flooring required by the bank and also for doing the internal wiring with distribution boards/ main board for electrical and air-conditioning work etc. (total point wiring shall be about 150, sockets 25, step type regulators -25) as per Bank's requirements and enter with an Agreement with the bank for internal modification/construction/installations. Lease agreement will be executed and the **rent payable shall be reckoned from date of completion of the civil work/ obtaining electrical/ water connection by landlord**. The lease agreement, will include inter alia, a suitable exit clause and provision of de- hiring of part / full premises. The landlord should be in a position to give possession of the premises required by the Bank and should be agreeable to construct with brick/solid concrete block wall a System room, UPS and Record Rooms, Stationery room with built in shelves, safe room, locker room, Ladies and Gents Toilets, Pantry etc. with all necessary plumbing and sanitary arrangements. Safe room and Locker room should be constructed with 12" RCC walls and 12" roof and floors and reinforcement as per RBI specifications.

20) All the offers received will be screened and short listed by the Screening /Premises Selection Committee of the Bank based on the requirements and details submitted by the lessors by inspection of the property. All short listed offers will be inspected by the members of the Committee/ authorized officials of the Bank and will be evaluated on the qualitative aspects covering various parameters like quality of construction, access to the plot, availability of Public transport, Location, frontage to building, nearby surrounding, availability of infrastructure in surrounding area, availability of water, electricity, Parking space in compound etc., as per Bank's requirements. Bank will suggest all modifications/requirements with a layout plan meeting the banks requirements.

21) On the above mentioned parameters assessment of technical parameters will be done and price bids will be opened in the presence of bidders. Evaluation of the offers will be made by assigning weightage of **30% to technical parameters and 70% weightage** to price quoted by the bidders in the price bids. The offers will be arranged in the order of merit based on the marks scored. The unreasonable offers where the rates quoted are considered higher than the prevailing market rates will be rejected at the discretion of the Bank.

22) Period of lease shall be initial five years plus option of additional five years with predetermined increase in rent of 25% after expiry of first term of five years at the time of renewal.

23) Bank will have Terrace rights for fixing banks antenna, solar panels and no rent shall be payable for the same.

PROCESS OF SELECTION:

Committee shall visit all the offers and bids, short list the suitable offers and will be evaluated based on the marks criteria furnished for the premises details. Price bids shall also be opened with due information to the bidders. After opening the priced bids, taking into account the rate quoted, final list based on percentile of marks obtained shall be ranked and the top ranked premises owner shall be called for negotiations. Evaluation of the offers will be made by assigning weightage of **30% to technical parameters and 70% weightage** to price quoted by the bidders in the price bids. Tenders proform should not be alterned/ modified/changed as otherwise the your tenders stands rejected. Bank reserves the right to reject any or all the applications without assigning any reasons thereof.

REGIONAL MANAGER, REGION V.

Place : NELLORE, Date : **30.09.2019.**



General Guidelines for Bidders

Bidders must note that:

1. The '**Technical Bid**' and the '**Price Bid**' must be submitted in two **separate** sealed envelopes to the address mentioned in the forms.
2. Bank requires premises preferably on Ground Floor (Main Road) for opening of our Branch at **MAGUNTA LAYOUT, NELLORE ,SPSR NELLORE DIST. ANDHRA PRADESH**: Approximate area **1500 to 2500** Sq. ft **and adequate parking area to be provided**. Address and telephone/mobile numbers of the landlords/owners must invariably be written on the envelope covers. All the columns of the forms must be filled in and no column should be left blank.
3. The bids must be submitted before the last date and time mentioned in the advertisement.
4. Tenderer must sign on each page of the SBI standard lease deed (proforma enclosed) as token of concurrence of accepting the lease condition and the same must be enclosed with technical tender.
5. Permission to construct and lease the premises would be obtained by the tenderer / landlord, within a period of one month from the date of communication of Tender acceptance.
6. Conversion of Residential Plot/ Building for commercial purpose will be obtained by the builder / tenderer himself at his own cost.
7. Bank would prefer ready built premises for the branch premises.
8. The price bids will be opened in case of only those bidders, who are shortlisted on the basis of the scrutiny of the technical bids and who will sign on the Bank's standard terms and conditions and submit along with the technical bid.
9. No enquiries regarding the selection will be replied. This is strictly prohibited.
10. The Bank reserves the right to reject any or all pre-qualification application without giving any reasons.
11. The bids must be **valid for at least 6 months** from the last date of submission
12. Lease will be accepted for 10 YEARS WITH ENHANCEMENT OF RENT AT 20-25% FOR EVERY 5 YEARS.
13. **In case of open site is offered, the construction of building should be completed and handed over to us within 6-9 months for the date of acceptance.**

REGIONAL MANAGER



**TECHNICAL TENDER FOR MAGUNTA LAYOUT BRANCH, NELLORE , SPSR NELLORE
DIST. ANDHRA PRADESH**

To,
The Regional Manager
STATE BANK OF INDIA
Region- V,
8-804, ANAKATTA ROAD,
RANGANAYAKULA PETA,
NELLORE, AP 524 001

Dear Sir,

**Technical Bid (Tender Part-I): Offer for Premises for your Branch at MAGUNTA LAYOUT
BRANCH, NELLORE on Lease / Rental Basis**

With reference to your advertisement published in _____ newspaper, dated _____ for hiring of premises on lease / rental at _____, we submit herewith our offer for the same with following technical particulars / details for your considerations. Ground floor premises shall be preferred.

(Note: Mention 'Not Applicable' against inapplicable columns. No column should be left blank)

1.Name of owners/developers with address & telephone nos.	
A Proposal to construct a new building in your plot (yes / no).	YES / NO
B If yes, Details of the open plot area, front road width, location, enclose copy of document, proof of ownership etc.	
C Proposal if for offering already constructed building (yes / no)	YES / NO
D in case for already constructed building, furnish details of the building, plan copy to be attached, type of structure (columns/ pillir or load bearing), age of the structure etc.	
E Building owner should furnish their acceptance to undertake modifications in the building, as per banks requirement, with out causing damages to the existing structure. (YES / NO)	
F Any other type of offer (other than t above two cases), describe briefly.	
2. Location & address of property	

3. Whether location is in commercial Market or residential area	
4. Distance from other nearby Bank and name of the Bank	
5. Plot area (details of plot such as size, area, FSI, lease etc.	
6. Whether Municipal permission to construct premises obtained(Yes / No)	
7.Distance from Railway Station	
8.Distance from Post/ Telephone Office	
9.Distance from nearby Wholesale / Retail Market (furnish names of the markets)	

10. Details Of Proposed Building Offered:

A) Foundation	
B) Frame structure	
C) Super structure (Thickness of wall etc.)	
D) Inside & outside plaster	
E) Inside& outside painting	
F) Doors (nos.& specifications)	
G) Windows (nos.& specifications)	
H) Flooring(mention room-wise flooring as also in toilet with skirting /dedo etc.)	
I) If multi-storied complex furnish details of total no. of floors in the building & whether facility of lift is available.	
J) Whether plan approved by local Municipal Authority	
K) Situation of building i.e. floor on which located	
L) Water supply arrangement (Please mention no. of bores with diameter and Corporation connection etc.) Whether Separate connection for Bank will be arranged?	
M) Sanitary arrangement (no. of	

W.C./Toilet blocks)	
N) No. of balconies(with size)	
O) Electricity (no. of points, type of Wiring, meter etc.)(Separate electric meter for Bank will have to be arranged by landlord)	
P) Mention whether additional / 3 phase electric connection, if required by the Bank for computerization will be Provided at your cost?	
Q) Mention whether agreeable to carry out distemper / color wash at your cost after every 2 years?	
R) Mention details of area in sq.ft.(carpet) of free of cost parking facility, if any, for scooters /cars that can be available exclusively to the Bank. If exclusive area is not possible, please specify details of general parking facilities available. If parking facilities are not available, please specifically mention this.	
11) Condition of Building: e.g. Old building, New building or Under construction (mention likely date of completion)	
12) Details of other infrastructure (compound wall, porches, garage, stilt floor etc.)	
13) Area of flat/building (please mention super built-up/built-up area along with carpet area with number of floors)	
14) Whether willing to construct the strong room/locker room, if required by the Bank, as per R.B.I. norms?(yes/No)	
15) Whether willing to carry out additions/alterations/repairs as per	

specifications/plan given by the Bank (yes/No)	
16) Whether willing to offer premises on lease for period of 15 years or more?(Yes/No)(Reasonable increase in rent can be considered after 5 years)	
17)Whether any deposit/loan will be required?(Give brief details)	
18) Any other information (Give brief details)	
19) List of enclosures (attached) such as copy of plan approved by the competent authority, latest Municipal house tax receipt, last sale deed etc.	a) b) c) d) e)

A) Copy of lease deed Proforma, IS PERUSED BY ME and token of acceptance signed on all pages in token of concurrence with lease condition is enclosed.

B) We have not made any alteration in the Tender and Lease proforma.

Yours faithfully,

(_____)

Note:

1) No enquiries regarding the selection will be replied. This is strictly prohibited.2) The Bank reserves the right to reject any or all pre-qualification applications without giving any reasons.



FINANCIAL TENDER FOR MAGUNTA LAYOUT BRANCH, NELLORE , SPSR NELLORE DIST. ANDHRA PRADESH.

Dear Sir,

Price Bid (Tender Part-II): Offer for Premises for your Branch at MAGUNTA LAYOUT BRANCH, NELLORE, SPSR NELLORE DIST. ANDHRA PRADESH on Lease / Rental Basis

I/We offer my/our premises situated at _____ for your proposed Branch/Office on the following terms & conditions:

- i) I/We will construct the building or carry out additions/alterations to it as required by you, strictly according to your plan and specifications, and carry out the work of decorations etc. in accordance with the details to be furnished by you and as advised by you from time to time. The building will have a clear internal area of about _____sq.ft. On various floors, as per details provided in 'Technical Bid', submitted by us. Carpet area means actual floor area available for use after deducting the areas of wall, passages, staircases, sanitary blocks, water room, entrance area, balcony etc. The possession of the premises will be given to you only after the Bank is fully satisfied that the entire work has been carried out to the Bank's requirement and specifications and if after taking possession, it is found that any item or work remains unattended or not according to your specifications, I/We undertake to complete the same within a reasonable time from the date of possession of premises and in case of default, the Bank will be at liberty to complete the unfinished jobs and realize the expenses incurred, from the monthly rent payable to me/us by the Bank.
- ii) No changes in the plan will be made during the construction work and if any changes are required the same will be carried out only after obtaining Bank's prior approval in writing therefore. All general notes shown in the plan will strictly comply with by me/us.
- iii) I/We will construct TWO NUMBER OF STRONG ROOMS , ONE FOR THE LOCKERS AND THE OTHER ONE FOR THE CASH AND GOLD.
- iv) STRONG ROOMS(SAFE ROOMS AND LOCKER ROOMS)
AREA OF STRONG ROOM FOR CASH/GOLD: 150-200 sft.
AREA OF STRONG ROOM FOR LOCKER: 250-300 SFT
STRONG ROOMS should be strictly in accordance with the RBI specifications AS MENTIONED

BELOW

ROOF: 30cm thick RCC- M20 grade concrete, 12mm dia rods spaced at 15cm centre to centre on both faces in both directions.

Walls: same as roof.

FLOOR: 15cm Thick RCC- M20 grade concrete With 12mm Dia Rods Spaced 15cm Centre To Centre In Both directions on one Face only over a Proper C C Bed. STEEL DOOR SHALL BE SUPPLIED BY THE BANK.

- v) The strong room doors, grills and ventilators will be supplied by the Bank but will be got fixed by me/us into the walls of the respective rooms at my/our cost and the company's supervision charges therefore will be borne by me/us. The work of constructing the building and the strong room(s) will be entrusted to the Contractors of my/our Architect's choice and all the expenses in that connection including the Architect's fees will be borne by me/us. Construction of the strong room(s) will be carried out under the supervision of the Bank's Architect / Engineer or Public Works Department Officials. The supervision charges will be borne by me/us. The required certificate from the P.W.D. / Bank's Architect / Engineer will also be obtained and handed over to the Bank by me / us. It is clearly understood by me/us that the door(s) for cash strong room and safe deposit vault will at all times remain the property of the State Bank of India. Notwithstanding what is stated in paragraph (i) above, the counters and enclosures for the Cash Department only, will be provided by the Bank at its own cost. The electric points will be provided by me/us as per the Bank's requirements.

The ceiling fans and tube lights will be supplied by the Bank but will be fitted by me/us at my/our cost in the portion of the building occupied by the Bank. Expenses for loose wires, chain of pipes for handling electrical fixtures etc. will be borne by me/us. These fans and tube lights will at all times remain the property of STATE BANK OF INDIA. The premises complete in all respect will be made available as early as possible, but in any case not later than _____ months from date of acceptance of this offer by the Bank. The Bank may at its discretion extend this period. However, it will be open to the Bank to decline to accept the offer, if the delay is in the opinion of the Bank too much.

- vi) I/We will provide the necessary arrangement for the continuous and regular supply of water throughout day and night. I will provide electric motor and pump of required capacity as suggested by the Bank's Engineer/Architect. All maintenance charges in this connection except actual electrical consumption shall be borne by me/us. The required number of water taps including on directly from Municipal water connection, for drinking water will be borne by the

Bank .I/We provide sanitary, privy, urinals, ladies toilet, hand-wash basin, towel rails etc. as per the Bank's lay out plan exclusively for Bank's use.

- vii) The entrance to the Bank will be finished in Granite stones polished.. The internal flooring will be of Vitrified tiles of 800x800mm (of basic rate not less than Rs 70/- sft of model and) colour as approved by the bank. The internal and external walls of the building will be finished with Birla Wall care and two coat of best and premium quality emulsion paint of Asian or equivalent make. Doors, Windows, Rolling shutters, collapsible shutters shall be painted with best quality synthetic enamel paint of best quality such as Asian or equivalent. The wood and iron work in the premises will be oil painted. Two toilets to be constructed. Internal walls will have Glazed tiles (basic rate Rs 45/ sft) up to 7" height and matching floor tiles in the flooring.. Wash basin along with 2'x1-1/6, A big sized Mirror(2'x18") will be provided in the both toilets.
- viii) The color scheme to be executed will be in accordance with Bank's approval.
- ix) Wall paintings of the building, polishing/oil painting of the wood and iron work will be carried out by me/us once in three years. Whenever necessary,
- x) I/We will carry out tenable repairs to the premises. If I/We fail to do this, the Bank will have right to recover this from me or from the rent payable to me.
- xi) During the tenancy of the lease, I/We undertake to carry out the additions/alterations to suit the Bank's requirements, if the same are structurally feasible and technically permissible by the local authorities, with a suitable increase in rent based strictly on the additional expenditure involved. If the Bank desires to carry out any such alterations at its own cost ,I/We will permit same on the existing terms & conditions.
- xii) The Municipal Corporation or local authorities' permission to construct and lease the premises in question to the Bank, for use as office premises, will be obtained by me/us and produced for your inspection. Any other permission if required will be obtained by me/us. In case, I/We will decide to sell the premises, at first it will be offered to Bank at a reasonable price and in case the Bank is not agreeable to purchase the same, I/We shall dispose off the same subject to Bank's tenancy rights.
- xiii) The lease agreement will contain an undertaking that I/We will not during the currency of the lease agreement transfer, mortgage, sell or otherwise create any interest in the premises leased to you/with any party affecting your right of occupation and any of the terms of the lease without your consent.
- xiv) Expenses in connection with drafting and execution of the lease agreement will be borne half to half between me/us and the Bank, but if loan is required the charges for investigating the title including search charges of Bank's solicitor Advocate will be borne by me/us entirely.
- xv) The Bank will have the right to sub-let the premises, but that should be for the un-

expired period of lease and any extension thereto and with prior approval.

xvi) Separate electric meters along with a suitable panel board with 40 KVA load (electrical license load) , shed for parking vehicles, rolling shutter or collapsible gate to the main entrance, grill partition in the strong room to separate the cash area, safety bars to all the windows and compound walls with gate, all around the building will be provided by me/us at my/our cost. Electrical wiring, switches, MCS, circuits shall be in concealed electrical wires required for general lighting and fans and power plus shall be at the cost of landlords.

xvii) I/We have clearly noted that in order to start its office as early as possible, Bank reserves its right to install steel/wooden furniture, electrical fitting etc. in the premises before taking possession of the building for which no rent will be paid by the Bank.

Rent/Lease Charges:

1. The rent of the premises will be Rs. _____ per sq.ft.(RENTABLE AREA) per month.
2. RENTABLE AREA: CARPET AREA OF THE PREMISES
3. The house tax and all Municipal/Government taxes present and future, will be paid by us (landlord).The present rate of Municipal/Government taxes is ___% of rent per annum.
4. Other service charges for garage/parking/lift/maintenance/cleaning (if any) will be paid by us (landlord).
5. _____sq.ft (carpet) area will be earmarked for the Bank for parking at _____for which no rent/cost will be charged.

xv) **Period of Lease etc.:** The initial period of lease will be for MINIMUM OF TEN YEARS WITH ENHANCEMENT OF RENT 20-25% FOR EVERY FIVE YEARS.

xvi)**Loan/Advance Requirements:** I/We require a loan/advance of Rs. _____(Rupees _____only) for construction of the building to be made available to me/us as under:

1. Rs. _____on my/our creating the equitable mortgage by deposit of title deeds.
2. Rest of the amount in suitable installments with the progress of the construction work.
3. I/We agree to pay interest, installments of the loan and create/furnish necessary security to the Bank therefore, including equitable mortgage of my/our property. The loan will be recoverable with interest as per R.B.I. directives and Bank's norms within _____months. The Bank will recover the installments and interest from the monthly rent.

xviii) **Validity:** This firm offer is open to you for acceptance till March 2020.

xix) **Terrace will be used for installation of V sat or any electrical or electronic gadgets or solar power panels at no extra rent.**

Yours faithfully,

(_____)

WEIGTAGE MARKS IN THE SELECTION CRITERIA

SI No	Parameters	Actual situation	Total Marks	Marks obtained offer 1/6	Marks obtained offer 2/6-	Marks obtained offer 3/6	Marks obtained offer 4/6	Marks obtained offer 5/6	Marks obtained offer 6/6
1)	Ready Usable building	1. Ready usable :10 2. Addition / alteration required :05 3. Plot :00	10						
2)	Age of construction of building	Less than 5 years :10 Between 5 to 10 years :08 Between 10 to 20 years :05 More than 20 years :00	10						
3)	On main road or within 300 mtrs from leading road.	On main Road :10 Inner side from main road-100 Mtrs :08 Inner side from main road-200 Mtrs :05 Inner side from main road-300 Mtrs :03	10						
4)	Frontage	More than 40 ft :10 31-40 ft :08 25-30 ft :03 Less than 25 ft :00	10						
5)	Ceiling height	> = 11 ft from the bottom of beam : 10 > = 10 ft from the bottom of beam : 08 > = 09 ft from the bottom of beam : 05 < 09 ft from the bottom of beam :	10						
6)	Parking space	Having parking on front and cellar : 10 Having cellar or front parking only : 08 Common parking : 03 No Parking : 00	10						
7)	Ambiance, Convenience and suitability of premises as assessed by Premises Selection Committee	As assessed by Premises Selection Committee	20						
8)	Business Potential	As assessed by Premises Selection Committee	20						
		Total	100						
		percentile							
		Rates quoted							
		percentile							
		Final rank with weightage of 30% on each bid marks and 70% on price bid marks.							

LEASE DEED

This indenture of Lease Deed made on this ---th day of -----
Between

MR-----Son/Daughter of sri-----residing at (hereinafter called as LESSOR which expression admits shall include her heirs, executors, legal representatives and assignees) of the One part

AND

STATE BANK OF INDIA, constituted under the State Bank of India Act, 1955 and carrying on business amongst other places at----- represented by its Branch Manager Sri , State Bank of India,-----branch (here in after called as LESSEE which expression where the context so admits shall include its successor and assigns) of the other Part witnesseth as follows:

Whereas the Lessor holds the schedule mentioned, it is as inherited property of the Lessor having inherited the same from Sri/Smt -----through----- been in occupation, possession and enjoyment of the same.

1. The Lessor have got the full rights to execute this Lease Deed, as she is the absolute owner of the scheduled property, constructed RCC building i.e. two storied building used for residential purpose together with appurtenant site thereto. The Lessor here by demises the Lessee all that piece or parcel in the said building construction, the plinth area of 2000sft approximately RCC construction in ground floor portion, of the said building premises i.e. (two storied building) situated at bearing Door No. ----- without any parking facility provision to said lessee, with regard to this indenture of LEASE, entered by and more particularly described in the schedule hereto together with easement rights privileges advantages and appurtenances herein after referred as the "said premises" for a term of 10 years (Ten years) commencing from ----- (-----) to----- and paying there of during the said term of monthly rent of Rs.-----/- (Rupees ----- only) for 1st 5 years and there after escalation of 25% excess rent to existing rent for remaining 5 years, to the Lessor. The premise of lease portion was already handed over to Lessee by the Lessor on ----- itself. The rent shall be payable monthly to Lessor by crediting her account with State Bank of India on or before 5th day of the following month.
2. The Lessee do hereby covenant with the Lessor as follows:
 - a) The monthly rent shall be paid subject to Income Tax Act deductible at source, as per existing rules under Income Tax Act.
 - b) To pay the conservancy and electrical consumption charges payable by the occupiers in respect of the said premises.
 - c) To deliver vacant possession of the said premises in good order and proper condition at the expiration or sooner determination of the said terms subject of performance by the Lessor of the convenient to repair reasonable wear and tear or by any irresistible for and provided also that the Lessee shall not be bound to yield up the lease hold in any better repair or condition that the same will be at the commencement of the said term namely 09.10.2013.
3. The Lessor do the covenant with the Lessee as follows:
 - a) To permit the Lessee to peacefully and quietly hold and enjoy the said premises during the said term hereby granted with out eviction or interruption or disturbance by the Lessor or any person lawfully or otherwise claiming through or under him.
 - b) The Lessee shall be at liberty, with prior information to the Lessor to remove at any time strong rooms doors, steel fittings, iron doors fixed to the safe room electric fitting Air conditioners expanded metal compartments, counters, temporary structures fittings etc., which are brought in fixed or erected at the Lessee in the said premises during the continuance of the said term, without damaging the building.
 - c) To regularly and periodically pay or cause to be paid all rents, rates taxes, assessments and outgoing of every descriptions that may during the continuance of the said terms be or has become payable in respect of or charged upon the said premises whether the same shall be imposed or assess by the Government, Local Authority or other wise and that in the event of any loss damage arising to the Lessee by the non-payment of any of these dues the Lessor will at all times indemnity the Lessee from all such losses or damage.
 - d) To keep once in three years at their own expense, the said premises wind and watertight and all fixtures, additions and also electric fitting water mains and taps in good and tanantable repair condition and colour washed and paint or varnish all such parts thereof which are now white or colour washed and paint or varnish all such parts thereof which are now painted. If Lessor fail to do so after 3 years, the Lessee shall be at liberty to execute any such repairs, colour or white washing, painting etc., and to deduct the cost there of from the rent or recover from Lessor.
 - e) That they will not during the continuance of the demise do permit to done upon such portion of the said premises or any there of anything which may be an inconvenience or annoyance to the occupiers of premises hereby demised.
 - f) If Lessee needs any more electrical power load the Lessee shall be liable to pay all the deposits and other charges to the respective authority/departments with out claiming from Lessor.
 - g) That in case of the said premises or any part thereof respectively shall at any time during the said term be destroyed or damaged (except when such damage is resulted from the negligence of the Lessee), or other irresistible force, as to be unfit for occupation or use, and rent or rents reserved fro a portion thereof, according to the nature and extent of the damages sustained, shall be suspended until the said premises shall again be rendered fit for occupation and use.
 - h) That the lessee shall have the further option of terminating the lease at any time during the tenancy thereof on giving the lessor three calendar months prior notice in writing to the address on record. The decision of the Bank as lessee for terminating the lease by 3 months prior notice is absolute and without assigning any reason and the decision of the lessee is final in this regard
 - i) The terms of Lease Agreement is for a period of 10 years from 09.10.2013 to 08.10.2023 with a predetermined increase in the rent at 25% after completion of first 5 year term, i.e. w.e.f. 09.10.2018. After completion of the 10 year term, the rent can be negotiated and finalized by Premise Selection Committee (PSC) so that new lease can be executed for 5+5 years period with all other terms and conditions remaining

unchanged by way of registration of fresh Lease Deed.

j) That the Lessee shall have the further option of terminating the lease at any time during the tenancy thereof on giving the Lessor three calendar months prior notice in writing to the address on record. The decision of the Bank as Lessee for terminating the Lease by 3 months prior notice is absolute and without assigning any reasons and the decision of the Lessee is final in this regard.

k) That the Lessor has provided water facilities such as well and municipal tap connection at no extra charge.

l) The Lessor shall provide separate approach for the exclusive and independent accesses without obstruction to State Bank of India for free access without jeopardizing the security of the State Bank of India.

m) The Lessor should also arrange for undisputed and peaceful enjoyment of the building with free access to the same from one side of the building from the road having clear frontage. The Lessor should take appropriate steps in protecting the interest of the Lessee from all third party claims.

n) In case of any disputes between the parties, the same be tried within the jurisdiction of the Courts at Kavali.

IN WITNESS WHERE OF THE LESSOR (Mr-----) and the LESSEE, THE STATE BANK OF INDIA, represented by ----- son of-----, Branch Manager, State Bank of India, ----- Branch have hereunto set their hands on the day, month and year first above written.

LESSOR

LESSEE

SCHEDULE OF THE PROPERTY

SPSE Nellore District Registration, Kavali Sub Registration Office, ----- Sy No. -----, bearing Door No.----- consisting an extent of --- ankanams of site, in the said site, she had constructed a -----RCC BUILDING, in this Two Stories building the GROUND FLOOR portion with plinth area of 2000 sq feet approximately with RCC roof without any parking facility to the Lessee hereinafter called as PREMISES with following boundaries.

EAST;

SOUTH:

WEST:

NORTH:

Within these boundaries an extent of 2000 Sq Ft (Approximately) plinth of RCC building in the Ground Floor of the said building, without any parking facility provision to the Lessee, have confirmed by virtue this written indenture of lease to the Lessee.

LESSOR

LESSEE

WITNESS: